

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Jan. 4, 1945

January 4, 1945.

Assessor's Office,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:45 P.M. by the Vice-Chairman Commissioner Claud C. Ludwig.

ROLL CALL

Present—Commissioners Crego, Eckert, Eddy, Leadley, Ludwig, Mills and Wood; Alderman Cranmer (Council Committee).

Absent Commissioners Leyrer and Oswald; Alderman Lyle Padgett (Council Committee).

GENERAL ORDER

The proceeding for the regular meeting of December 7, 1944, were read and approved.

There was a motion by Commissioner Eckert, supported by Commissioner Wood, that the Chairman appoint a member of the Commission to prepare and up-to-date copy of the Zoning Map and to arrange for corrections to the Zoning Map in the Building Inspector's office. Also preparing corrected copies of the black and white

Zoning Map which is distributed with copies of the Zoning Ordinance.

Motion carried—5 yeas and no nays.

Vice-Chairman Ludwig appointed Commissioner Crego to arrange for the correction and preparation of the new Zoning Map.

ZONING

After some discussion it was decided that no action should be taken on the petition for rezoning Lots 1, 2, 3, 4 and 5 of Riley's Subdivision from "B," One-Family District to "F" Commercial (S. W. corner of Cedar and Riley) until the Board of Education could be contacted to determine if they were interested in acquiring this property for their proposed expansion of the Maplewood School site.

Mr. Kenard Crittendan appeared before the Commission and suggested that a provision be included in the present Zoning Ordinance to permit the construction of Bungalow Courts.

After some discussion by the Commission the matter was referred to the Committee on Zoning and Land Uses for further study.

Commission adjourned at 8:45 P. M.

Signed:

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Feb. 1, 1945

February 1, 1945.

Assessor's Office,
City Hall
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:30 by Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Eddy, Leadley, Leyrer, Ludwig, Oswald and Wood.

Absent—Commissioners Crego and Mills; Aldermen Arthur Cranmer and Lyle Padgett (Council Committee).

GENERAL ORDER

The proceedings for the regular meeting of January 4, 1945, were read and approved.

Chairman Leyrer stated that nominations were open for officers of the Commission for the coming year.

Motion by Commissioner Ludwig, supported by Commissioner Wood, that Commissioner Leyrer be re-elected Chairman of the Commission.

Motion carried.

Motion by Commissioner Eckert, supported by Commissioner Oswald, that Commissioner Claud C. Ludwig be re-elected Vice-Chairman of the Commission.

Motion carried.

Motion by Commissioner Eckert, supported by Commissioner Leadley, that Evans E. Boucher be retained as Secretary of the Commission on the same basis as during the past year.

Motion carried.

Mr. H. Lee Bancroft personally appeared before the Commission and presented an outline of two proposed park developments. It was the unanimous opinion of the Commission that the proposals presented be given the approval of the Commission.

Commissioner Leyrer reported that progress is being made in the matter of obtaining waivers from the heirs of W. K. Prudden on the site of the Prudden Auditorium.

The Commission discussed the proposal for the purchase of the Turner property situated at the northwest corner of North Washington Avenue and West Genesee Street as the site for the State Museum.

Motion by Commissioner Wood, supported by Commissioner Eddy, that this Commission recommend that the Turner property be not purchased for the housing of the State Museum for the following reasons: (1. The site is not within the limits designated for the Capitol Development Area. 2. The building is not adequate or suitable for such use because of its size and the fact that it is not of fireproof structure.) Further that the Secretary be instructed to send a communication to Vernon J. Brown, Senator Hittle, Representatives Kircher, Stockman, and Montgomery, the Mayor of the City of Lansing and to the various State Planning Committees and Commissions interested in the Capitol Development Program advising them of the recommendation of this Commission.

Motion carried—6 yeas, 0 nays.

Chairman Victor G. Leyrer appointed the following committees for the coming year:

Publicity—Leadley, Chairman; Leyrer and Ludwig.

Public Lands and Buildings—Eckert, Chairman; Mills and Oswald.

Traffic—Mills, Chairman; Oswald and Wood.

Zoning and Land Use—Ludwig, Chairman; Leadley and Eddy.

Streets—Wood, Chairman; Eckert and Eddy.

ZONING

Commissioner Ludwig reporting for the Committee of Zoning and Land Uses regarding the petition for the rezoning of Lots 1, 2, 3, 4 and 5 of Riley's Subdivision from "B" One-Family District to "F" Commercial reported that the Board of Education had been contacted regarding their interest in the purchasing of this property and was advised that the Board of Education was not interested in purchasing the property at this time and that his committee recommended the rezoning of the East 100 feet of Lot 1 to "F" Commercial.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting for the Committee of Zoning and Land Uses recommended that the petition for the rezoning of Lot No. 7-B L., Bates-Jackson Subdivision from "B" Residence District to "C" Two-Family District be denied.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting on the Committee of Zoning and Land Uses recommended that the petition for the rezoning of the entire 700, 800 and 900 blocks of Bates Street from "B" Residence to "C" Two-Family District be denied.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting for his Committee on the petition for the rezoning of the property situated at 322 W. Main Street from "C" Two-Family to "D" Apartment District recommended that the petition be denied.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting for his Committee on the petition for the rezoning of the property situated at 905 and 907 W. Genesee Street from "C" Two-Family District to "F" Commercial District recommended that the petition be denied, and the further recommendation that this matter be referred to the Board of Appeals.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting for his Committee regarding the petition for the rezoning of the property situated at 1118 Olds Avenue from "A" One-Family District to "D" Apartment District recommended that this petition be granted and that the rezoning include both Lots 7 and 8, Block 2, Sparrow's Subdivision of Lot 1, Block 14 of Townsend's Subdivision.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the report of the committee be adopted.

Motion carried—7 years, 0 nays.

Commissioner Ludwig reporting for his Committee regarding the petition by Butterfield Theaters, Inc., for the rezoning of property situated adjacent to the South-town Theater recommended the rezoning as requested in the petition, and further that the balance of Lot 14 of Assessor's Plat No. 43 be rezoned to like classification.

Moved by Commissioner Ludwig, supported by Commissioner —, that the report of the committee be accepted.

Motion carried—7 years, 0 nays.

Commission adjourned at 10:10 P.M.

Signed:

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Mar. 1, 1945

Assessor's Office
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:45 by Chairman Commissioner Victor G. Leyrer.

ROLL CALL

Present—Comms. Crego, Eddy, Leadley, Leyrer, Ludwig and Wood; Ald. Arthur Cranmer and John Bates (Council Committee).

Absent—Comms. Eckert, Mills and Oswald; Ald. Lyle Padgett (Council Committee).

GENERAL ORDER

The proceedings of the regular meeting of February 1, 1945, were read and approved.

Moved by Commissioner Wood, supported by Commissioner Eddy, that the Secretary be instructed to write the City Council recommending that the old zoning map plate be used to reproduce additional copies of the zoning map and that a list of changes which have been made since the issuance of the map should be printed and distributed with copies of the map.

Motion carried—6 yeas; 0 nays.

The Commission entered into a discussion of the Uses permitted in "F" Commercial, "G" Business District and "H" Light Industrial District. It was decided that Mitt Caldwell should be asked for his recommendations on the uses to be permitted in each district and that his recommendations be considered at the next meeting.

Commissioner Victor G. Leyrer opened the discussion of the budget for the coming fiscal year.

Moved by Commissioner Eddy, supported by Commissioner Wood, that we request a budget equal to the one for the current year and request an additional amount of \$2,000 to be used for the employment of a part-time planning engineer when such a man is available.

Motion carried—6 yeas; 0 nays.

Commissioner Victor G. Leyrer read a communication from John R. Dethmers, Attorney General of the State of Michigan, advising that in his opinion the membership of the Lansing City Plan Commission, which was created under Act 285 of the Public Acts of 1931, is limited to nine (9) members.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the City Plan Commission go on record as approving the proposal submitted by the Board of Cemetery and Public Park Commissions for the relocation of Scott Field.

ZONING

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the request by Curtis Showers for a Home Occupation Permit at 1503 E. Sheridan Street be granted.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the request by Edward Nobach for a Home Occupation Permit for his residence at 2117 Raymond Drive be granted.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the request by the C. A. Ferguson Realty Company for the re-zoning of Lots 24, 25 and 26, replat of Block 3, Ballard's Subdivision from Residence District to "H" Light Industrial District be referred to the Streets Committee of the City Council for their consideration before action be taken by this Commission.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the request from the Board of Cemetery and Park Commissioners for the re-zoning from Park Zoning to "H" Light Industrial District of the parcel of land 90.5 feet in width by 339.91 feet in length on the Lansing Manufacturers Railroad right-of-way commencing at a point on the Lansing Manufacturers Railroad right-of-way 562.67 feet west of the southwest corner of Stanley

Street and Osborn Road, thence northerly along the right-of-way 339.91 feet, thence east 90.5 feet, thence southerly paralleling the Lansing Manufacturers Railroad right-of-way 339.91 feet, thence west 90.5 feet to point of beginning, be granted.

Motion carried—6 yeas; 0 nays.

The Commission discussed the petition from the J. W. Knapp Company to have the City vacate the alley west of their present store building.

Moved by Commissioner Wood, supported

by Commissioner Ludwig that no further action be taken upon this petition until satisfactory arrangements have been made with the Streets Committee of the City Council.

Motion carried—6 yeas; 0 nays.

Commission adjourned at 10:30 P. M.

Respectfully submitted,

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF Lansing Traffic Commission OF THE CITY OF LANSING

Proceedings Mar. 2, 1945

Lansing, Michigan,
Room 103,
City Hall Annex,
1:00 P. M.

ROLL CALL

Members Present: Commissioners Beck, Ecker, Hardy, Sgt. Warner, Wilcox.—5.

Members Absent: Commissioners Graham and Parr.—2.

The minutes of the previous meeting were approved as printed.

A representative of the Capitol Roofing and Insulating Company appeared before the Commission explaining their need for a "No Parking" zone on the east side of Cedar Street from Michigan Avenue north to the Rose News Agency. It was moved and supported that this request be investigated further by Sgt. Warner and Mr. Anger and a report submitted to the Traffic Commission.

Carried.

A communication was received from the UAW-CIO Council asking that a traffic light be installed at the intersection of South Washington Avenue and South Street. A petition was also filed by Commissioner Wilcox, covering this same request. It was moved and supported that the Traffic Engineer make a study of traffic at this intersection and file a report of his study with the Commission.

Carried.

Commissioner Beck suggested the need for additional protection at the East Michigan Avenue crossing of the New York Central Railroad and it was moved and supported that a letter be sent to the City Council calling their attention to the necessity for additional protection at this crossing.

A communication was received from Hubbard & McCullough, attorneys for the Savant Dry Cleaners, asking that parking in front of 1116-1124 East Michigan Avenue be restricted to 15 minutes. The request is made due to the excessive parking in this block which does not permit customers of the above concern to park at the curb in front of their store. Since there is already a one-hour parking restriction in this block, it was suggested to Sgt. Warner that this restriction be enforced to see if it would not clear up the excessive all-day parking.

The Traffic Engineer presented a proposed budget for the Traffic Commission in the amount of \$33,186.00 for the fiscal year beginning May 1, 1945. The budget was approved as presented with the exception of the item for \$11,000.00 for new traffic signal installations. Upon the motion of Commissioner Beck, it was moved and supported that this item be stricken from the budget and proposed to the Ways and Means Committee of the City Council as a separate item which could be allowed in such amount as the Ways and Means Committee saw fit to allow.

The meeting adjourned at 2:30 P. M.

SIDNEY ANGER,
City Traffic Engineer.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Mar. 14, 1945

March 14, 1945.

Mayor's Office,
City Hall,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 12:15 P. M. by Chairman Commissioner Victor G. Leyrer.

ROLL CALL

Present: Commissioners Crego, Eckert, Eddy, Leadley, Leyrer, Ludwig, Mills, Oswald and Wood.

GENERAL ORDER

Commissioner Leyrer announced that this special meeting had been called to take action on a committee report by the Streets Committee of the City Plan Com-

mission regarding the petition by the J. W. Knapp Company to have the City vacate the alley west of their present store building.

Moved by Commissioner Wood, supported by Commissioner Leadley, that the City Plan Commission recommend to the City Council that under building plans as submitted by the J. W. Knapp Company their petition to have the City vacate the alley west of their present store building be denied.

Motion carried: 7 yeas, 2 nays.

Commission adjourned at 12:40 P. M.

Respectfully submitted,

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings April 5, 1945

April 5, 1945.

Assessor's Office,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:45 P.M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Crego, Eddy, Leadley, Leyrer, Ludwig and Wood; Aldermen Arthur Cranmer and Lyle Padgett (Council Committee).

Absent—Commissioners Eckert, Mills and Oswald; Alderman John Bates (Council Committee).

GENERAL ORDER

Moved by Commissioner Ludwig, supported by Commissioner Wood, that all of City Plan Commission recommend to the City Council that Section 9, Use Regulations, of the Zoning Ordinance of the City of Lansing (1942) be amended in accordance with recommendations submitted by the Building Department upon approval by the City Attorney.

Motion carried—5 yeas, 0 nays.

ZONING

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition by the C. A. Ferguson Realty Co. for the rezoning of Lots 24, 25 and 26, replat of Block 3, Ballard's Subdivision, from Residential to "H" Light Industrial

District be GRANTED.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Crego, that the request by the C. A. Ferguson Realty Co. for the rezoning of the land along the railroad right-of-way between Gier, Vance and First Streets from "C" Two-family District to "H" Light Industrial District be GRANTED.

Motion carried—6 yeas, 0 nays.

The Commission discussed the petition filed by Mrs. Hazel B. Walsh for the rezoning of the property situated at 1504 W. Saginaw Street from "B" Residential District to "C" Two-family District.

Moved by Commissioner Ludwig, supported by Commissioner Wood, that all of the property fronting on the north side of West Saginaw Street, between North Jenison and Comfort Street for a depth of 123 feet be rezoned from "B" Residential District to "C" Two-family District.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Crego, that the request for the rezoning of the property situated at 835 West Main Street from "C" Two-family District to "F" Commercial District be DENIED.

Motion carried—6 yeas, 0 nays.

Commission adjourned at 9:15 P.M.

Respectfully submitted,

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 3, 1945

May 3, 1945.

Assessor's Office,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:30 by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Crego, Eddy, Leadley, Leyrer, Mills and Wood; Aldermen Lye Padgett and John Bates (Council Committee).

Absent—Commissioners Eckert, Ludwig and Oswald; Alderman Arthur Cranmer (Council Committee).

ZONING

Rev. Will Harris personally appeared before the Commission regarding the request for the rezoning of the property situated at 835 W. Main Street from "C" Two-family District to "F" Commercial District.

After some discussion by the Commission, it was moved by Commissioner Eddy, supported by Commissioner Crego, that the Secretary be instructed to send a letter to Mr. Harris advising him that this request would be denied.

Motion carried: 6 yeas, 0 nays.

Clay Campbell, Attorney for S. N. Corey, appeared before the Commission regarding the request for the rezoning of Lots 1, 2, 3 and 4 of Fairfield Subdivision (northeast corner of Riley and South Cedar Street) from "B" One-family District to "F" Commercial District.

Following a discussion by the Commission it was decided to place this matter on the table until the next meeting.

Moved by Commissioner Eddy, supported by Commissioner Mills, that the Commission go on record as ratifying the letter sent by the Secretary on April 16 to the City Council advising the Council that the members of the Commission approve the proposal from the Motor Wheel Corporation as outlined in Mr. C. C. Carlton's letter of April 11, for the closing of a portion of May Street and the extending of Summit Street to May Street.

Motion carried: 6 yeas, 0 nays.

GENERAL ORDER

Communication was received from George F. Emery, Planning Director, City Plan Commission, Detroit, Michigan, enclosing a copy of their report entitled "The Economic Base." The communication and report were placed on file and the Secretary instructed to acknowledge receipt of same.

Communication of April 19th, from Harland Bartholomew and Associates enclosing copy of reply to inquiry from C. Rowland Stebbins was received and placed on file.

Communication of April 11th, from Fred F. Johnson, Ann Arbor, Michigan, offering a new edition of his map of Greater Lansing was presented by the Chairman. Moved by Commissioner Mills, supported by Commissioner Crego, that the Commission authorize \$3.50 for the purchase of one copy of this map for the Commission file.

Motion carried: 6 yeas, 0 nays.

The Secretary presented a copy of Mrs. Scott Turner's communication of April 17, addressed to the City Attorney regarding waivers on the Prudden Auditorium site.

After some discussion, Chairman Leyrer referred this communication to the Chairman of the Committee on Public Lands and Buildings, with the request that he assist the City Attorney in drawing up an agreement to be submitted to Mrs. Turner, Mrs. Victor Pattengill and the City Council for their approval.

The Commission entered into a discussion regarding the employment of a part-time planning engineer. After some discussion of the matter there was a motion by Commissioner Mills, supported by Commissioner Eddy that Mr. C. Dwight Wood be employed in this capacity, effective May 15, subject to a satisfactory physical examination by the City Physician.

Motion carried: 5 yeas, 0 nays.

Commission adjourned at 10:15 P. M.

Respectfully submitted,

EVANS E. BOUCHER,
Secretary.

OFFICIAL PROCEEDINGS OF

The City Plan Commission

OF THE CITY OF LANSING

Proceedings June 7, 1945

June 7, 1945 at 7:45 P.M.

Meeting Held at Engineers Office.

City Hall Annex, Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Coms. Crego, Eckert, Eddy, Leadley, Leyrer, Ludwig and Mills; Alderman Padgett (Council Committee).

Absent Coms. Boucher and Oswald; Aldermen Bates and Cranmer (Council Committee).

GENERAL ORDER

The resignation of Evans E. Boucher as Secretary of the Commission was read by the Chairman, Victor G. Leyrer.

Moved by Commissioner Eddy, supported by Commissioner Mills, that the resignation be accepted, and C. M. Dwight Wood be made Secretary of the Commission.

Motion carried—7 yeas, 0 nays.

The proceedings of the regular meeting of May 3, 1945, were read and approved.

Communication from Lee Black and Kenneth C. Black relative to allotment of space in proposed Lansing City Hall for use of City Plan Commission was read and received.

Moved by Commissioner Eckert, supported by Commissioner Crego, that allotment of space as shown be approved, and that the Secretary so notify Messrs. Black.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Crego, that C. M.

Dwight Wood be authorized to sign Purchase Requisitions for the City Plan Commission.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Crego, supported by Commissioner Eddy, that the City Plan Commission recommend to the Streets Committee of the City Council the proposed extension of Douglas Street.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Eddy, that Commissioner and Planning Engineer Wood represent the City Plan Commission at a meeting to be held Tuesday, June 12, in the Mayor's Office, relative to allotment of Federal Funds for Post-War Planning.

Motion carried—6 yeas, 0 nays.

Chairman Victor G. Leyrer appointed C. M. Dwight Wood as member ex-officio of all Planning Committees.

ZONING

Clay Campbell, Attorney for S. N. Corey, appeared before the Commission regarding the request for rezoning Lots 1, 2, 3 and 4, Fairfield Subdivision from (B) Residence District to (F) Commercial District (North-east Corner of Cedar and Riley Streets).

After some discussion it was moved by Commissioner Mills, supported by Commissioner Crego, that the petition be denied.

Motion carried—7 yeas, 0 nays.

Eugene E. Page, representing the Reorganized Church of the Latter Day Saints, appeared before the Commission regarding the petition for rezoning Lots 1 and 2, Parkdale Subdivision from (A) Residence District to (B) Residence District to per-

mit building of a Church. During discussion of this petition it was found that Subdivision restrictions prohibit the erection of a church on this property.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition be denied.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Mills, supported by Commissioner Eckert, that the petition to rezone Lot 12, Block 2, Hall's South Side Subdivision from (C) Two Family District to (F) Commercial District be denied.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that the petition to rezone Assessors Plat No. 3 Blocks 1, 2 and 15, Townsend's Subdivision (817 S. Logan) from (C) Two Family District to (F) Commercial District be denied.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition of Clarabell Hjort for permission to conduct a Beauty Parlor at her home, 612 S. Fairview, be granted.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone Lot 19, Olds Park Addition (N.W. corner of Logan and Berten Streets) from (A) Residence District to (F) Commercial be denied.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that the petition to rezone Lot 15, Block 1, Resubdivision of Blocks 17, 21 and 22, and Lots 35 and 72, inclusive in Block 30, Elmhurst Subdivision, from (B) One Family District to (H) Light Industry be denied.

Motion carried—7 yeas, 0 nays.

After discussion of the petition to rezone E. 2 R. of N. 4 R. of Lot 1, Block 165 (701 W. St. Joseph St.) from (D) Apartment District to (F) Commercial District, it was moved by Commissioner Eddy, supported by Commissioner Mills, that the E. 2 R. of the N. 4 R. of Lot 1, Block 165, the W. 2 R. of the N. 4 R. of Lot 1, and the E. 1 R. of the N. 4 R. of Lot 2, Block 165, and the W. 4 R. of Lot 2, Block 165, be rezoned to (F) Commercial District.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that the request of the Board of Water and Electric Light Commissioners for permission to drill wells, install pumps and construct well houses on the N. 42 ft. of Lot 12, Block 3, and the W. 23.5 ft. of Lot 4, and the E. 1 R. of Lot 5, Block 5 and Lot 16, Willis O. Dodge Subdivision of a part of Block 10 and vacated streets of Original Plat be granted.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eckert, that the petition to vacate the W. 20 feet of Platt Street between Hazel and Elm Streets be denied.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone Lot 3, Block 2, Assessors Plat 32, and Lot 12, Block 2, Assessors Plat 32 from (C) Two Family District to (H) Light Industry be granted.

Motion carried—7 yeas, 0 nays.

-Commission adjourned at 11:45 P.M.

Respectfully submitted,

CITY PLAN COMMISSION

C. M. DWIGHT WOOD,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings July 5, 1945

July 5, 1945 at 7:30 P.M.

Meeting held at Engineer's Office, City Hall Annex.

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer.

ROLL CALL

Present—Commissioners Boucher, Eckert, Eddy, Leadley, Leyrer, Ludwig.

Absent—Commissioners Crego, Mills and Oswald. Aldermen Bates, Cranmer and Padgett (Council Committee).

GENERAL ORDER

The proceedings of the regular meeting on June 7, 1945 were read and approved.

The Commission gave its unanimous approval to the Mayor's appointment of Evans E. Boucher as Commissioner to fill the unexpired term of C. M. Dwight Wood.

Howard Neamie appeared before the Commission regarding his petition to rezone property at S. Logan and Berton Streets.

Messrs. Porter and Crouse of the Advance Realty Company appeared before the Commission regarding restrictions on Lots 61 and 62, Parkdale Addition.

Communication from Lansing Board of Realtors read and received.

June bills were read and approved.

The Commission requested Dwight Wood to confer with the State Highway Department regarding By-pass routes for Lansing.

The Commission requested Dwight Wood to study the Zoning Ordinance and consult the Register of Deeds relative to the need of that office for a current zoning man.

It was moved by Commissioner Eckert, supported by Commissioner Ludwig, that the City Plan Commission request the Mayor to appoint a City Committee to act with a committee appointed by the Lansing Township Board in making a study

of water supply, sewage disposal and streets in Lansing Township and report back to their respective planning boards.

Motion carried—6 yeas, 0 nays.

The report of the Planning Engineer was read and received.

ZONING

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that Lots 149, 150 and 151, Paul Park Addition, and Lots 37, 38 and 39, Leslie Park Subdivision (the entire south side of the 1900 Block East Kalamazoo), be rezoned from "B" Residence District to "F" Commercial District.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Boucher, that the petition to rezone Lot 7, Block 2 of Sophie S. Turner's Sub. of Lots 7, 8, 10 and 11 and parts of Lots 5, 6 and 9 of Block 29 and Lots 9, 10, 11 and 12 of Block 36 (1216 N. Walnut Street) from "B" Residence District to "D" Apartment District be denied.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone the west side of Logan Street between Rundle Avenue and Victor Street from "F" Commercial District to "B" Residence District be granted.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Eckert, that the petition to rezone both sides of the 1000 and 1100 Block E. Main Street (Lots 19 to 30, inclusive, of Block 5 and Lots 35 to 45, inclusive, of Block 4, Manufacturer's Addition) from "B" Residence District to "C" Two-Family District be granted.

Motion carried—6 yeas, 0 nays.

Commission adjourned at 10:30 P.M.

Respectfully submitted,

C. M. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings August 2, 1945

August 2, 1945.

Engineer's Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman Victor G. Leyrer, at 7:30 P.M.

ROLL CALL

Present—Coms. Boucher, Crego, Eckert,
Eddy, Leadley, Leyrer, Mills.
Absent—Coms. Ludwig and Oswald.

Aldermen Bates Cranmer and Padgett
(Council Comm.).

GENERAL ORDER

Proceedings of the regular meeting on July 5, 1945, were read and approved.

William Harris appeared before the Commission relative to his wish to locate a cleaning and pressing business at 835 W. Main Street.

Communications from Noel L. Smith and Cincinnati Citizens Planning Association were received and placed on file.

Plat of Heatherwood Subdivision 6 was received and referred to the Streets Committee.

July Bills were read and approved.

Report of City Planning Engineer was read and placed on file.

ZONING

Moved by Commissioner Leadley, supported by Commissioner Eddy that the S. 44 feet of Lot 6 and the entire Lots 4 and 5, Block 1 (1300 High Street), Handy Home Subdivision be REZONED from "C" Two-Family District to "D" Apartment District.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lot 15 Assessors Plat 8 (1225 W Michigan Avenue) from "B" Residence to "C" Two Family District be DENIED.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone Lots 2, 3, and 4 of Assessors Plat 21 (corner of Grand River Avenue and Clark Street) from "B" Residence to "H" Light Industry be DENIED.

Motion carried—7 yeas, 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Crego, that the petition to rezone the N. 44 ft. of the E. 99 ft. of Lot 2, Block 7, Claypool Subdivision, be laid on the table until the next regular meeting.

Motion carried—7 yeas, 0 nays.

Commission adjourned at 9:30 P.M.

Respectfully submitted,

C. M. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Sept. 6, 1945

September 6, 1945.

Engineer's Office,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:45 P.M.

ROLL CALL

Present Commissioners Boucher, Eddy, Leadley, Leyrer, Ludwig and Mills.
Absent—Commissioners Crego, Eckert and Oswald. Aldermen Bates, Cranmer and Padgett (Council Committee).

GENERAL ORDER

Proceedings of the regular meeting of August 2, 1945, were read and approved.

Communication from the Grand River Improvement Association was received and placed on file.

Communication from the City Council referring to this Commission a petition regarding zoning classification of property on the East side of Merrill Street between Baginaw Street and Grand River Avenue was received and it was moved by Commissioner Boucher, supported by Commissioner Leadley, that this petition be returned to the City Council with the recommendation that it be referred to the joint City-Township Planning Committee, and that we call to their attention the fact that many such instances will occur unless careful study is made to coordinate zoning in the City and the Township.

Motion carried—6 yeas, 0 nays.

It was moved by Commissioner Leadley, supported by Commissioner Eddy, that the Commission verify their communication to the City Council on August 8, 1945, recommending the rezoning of the N. 44 ft. of the E. 99 ft. of Lot 2, Block 7, Claypool Subdivision.

Motion carried—6 yeas, 0 nays.

It was moved by Commissioner Mills, supported by Commissioner Leadley, that the Commission approve the purchase of Lot 118, Assessors Plat No. 3, by the Park Department.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Boucher, supported by Commissioner Mills, that the Commission approve the plat of Heatherwood Subdivision No. 6.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the Commission recommend to the Park Department the purchase of all that part of Lots 1 2, 3 and 4, Paynter's Height Sub., lying between East and Larch Streets for park purposes.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Boucher, that this Commission address a communication to the State Highway Department asking that they retain ownership of properties lying immediately south of Michigan Avenue between the Cities of Lansing and East Lansing so that no encroachment may be made on the beauty of this boulevard.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Boucher, supported by Commissioner Leadley, that this Commission in cooperation with the Building Department prepare and place in the hands of all lumber, building supplies, and related dealers show cards suggesting that those contemplating building or altering buildings contact the Building Department to be sure that they may legally do that which they wish to do.

Further, that the expense of this project be assumed by this Commission.

Motion carried—6 yeas, 0 nays.

ZONING

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone the E. $\frac{1}{2}$ of Lots 7 and 8, Block 127, (214-216 W. Kalamazoo Street) from "D" Apartment to "G" Business District be GRANTED.

Motion carried—6 years, 0 days.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone the N.E. corner of William and Logan Streets from "C" Two-Family to "F" Commercial District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Boucher, supported by Commissioner Mills, that the petition to rezone Lot 5, McPherson's Inverness Sub. (400 Verlinden) from "F" Commercial to "F-1" Commercial District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone Lot 12, Redwood Subdivision (1501 Redwood Avenue) from "A" Residence to "C" Two Family District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone S. $\frac{1}{2}$ of Lot 7, James Turner's Subdivision (2300 Block N. Grand River) from "A" Residence to "H" Light Industrial District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone Lots 3 and 4, Paynter's Heights Subdivision (Thomas and East Streets) from "A" Residence to "H" Light Industrial District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone Lot 24, Block 3, Lansing Improvement Company's Addition, from "C" Two Family to "H" Light Industrial District be DENIED.

Motion carried—6 years, 0 days.

Moved by Commissioner Mills, supported by Commissioner Eddy, that Lot 9, Block 2, Sparrow Subdivision, be rezoned from "B" Residence to "D" Apartment District, to conform with abutting property.

Motion carried—6 years, 0 days.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that all that part lying West of First Street on the following described property be rezoned from "H" Light Industrial District to "B" Residence District. Commencing Thirty-three (33) feet E. and Eight Hundred Seventy-eight (878) feet N. of the S.W. corner of Section 3, E. Seven Hundred Seventy-two and three-tenths (772.3) feet North. Two Hundred Twenty-five (225) feet W. to a point Seventy (70) feet E. of the E. line of East Street, S. Fort. (40) feet, W. Seventy (70) feet, S. On Hundred Eighty-five (185) feet to point of beginning.

Motion carried—6 years, 0 days.

Commission adjourned at 9:45 P.M.

Respectfully submitted,

C. M. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Oct. 4, 1945

October 4, 1945,

Engineers Office, City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer at 7:45 P.M.

ROLL CALL

Present—Comm. Boucher Eckert, Eddy, Leadley, Leyrer, Mills and Oswald. Ald. Cranmer (Council Committee).

Absent—Comm. Crego and Ludwig. Ald. Bates and Padgett (Council Committee).

GENERAL ORDER

Proceeding of the regular meeting of September 6, 1945, were read and approved.

Mr. Coors appeared before the Commission relative to use they desire to make of and on North Grand River.

Preliminary Bridge Report received from the City Engineer and referred to the Streets Committee of the Plan Commission.

Proposed plat of Devonshire Subdivision No. 2 was received and referred to the Streets Committee.

September bills were read and approved.

Moved by Commissioner Eckert, supported by Commissioner Mills, that we commend to the Mayor and the City Council that the City acquire the N. 33 ft.

Lot 4 and the entire Lots 5 to 12, inclusive, of Turner Smith's Subdivision of part of Lot 6, Turner Subdivision. Also the following described property:

Lots 50, 51, 52, 53, 54, and 55,

"Banghart Subdivision," City of Lansing, Ingham County, Michigan.

Also, commencing at the intersection of the North line of Gier Street and the North and South $\frac{1}{4}$ line of the S.E. $\frac{1}{4}$ of Sec. 4, T. 4 N., R. 2 W., said point of intersection being the N.W. corner of Paynter's Height's Subdivision, City of Lansing, Ingham County, Michigan, thence east along the North line of Gier Street and said North line extended 546.3 ft. to the West line of Thompson Street extended, thence south 123.5 ft. to the N.E. corner of Lot 19, Paynter's Height's Subdivision, thence east 50.0 ft., thence north to the East line of Thompson Street extended 123.5 ft., thence east parallel with the North line of said Paynter's Height's Subdivision 263.3 ft. to the West line of Hall Street extended, thence northeasterly to a point on the South line of Banghart Street extended 186.0 ft. west of the N.W. corner of Lot 62, Banghart Subdivision, thence north parallel with the West line of said Banghart Subdivision 380.0 ft., thence east 186.0 ft. to the S.W. corner of Lot 55, Banghart Subdivision, thence north along the West line of said Banghart Subdivision 328.3 ft. to a point 167.0 ft., south of the East and West $\frac{1}{4}$ line of Section 4, T. 4 N., R. 2 W., thence west parallel with said $\frac{1}{4}$ line to the North and South $\frac{1}{4}$ line of S.E. $\frac{1}{4}$ of said Section 4, T. 4 N., R. 2 W., thence south to the point of beginning."

for park purposes.

Motion carried—7 year; 0 nays.

ZONING

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the request of the Cemetery and Park Department to zone the following described properties to "H" Light Industrial District be granted.

Commencing at the intersection of the N. line of Section 9 with the W. line of M. U. R. right-of-way, S. 431 ft., W. 105 ft., S. 94 ft., W. 421.3 ft. to E. line of Turner Street, N.W. ly

along Turner Street 409½ ft., E. a parallel with section line, 202.6 ft., N. 164½ ft. to Section line, E. 553½ ft. to point of beginning on Section 9.

Also Block 6 of Turner and Smith's Subdivision of part of N.E. ¼ of Section 9.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition of Jennie I. Lott for Home Occupation at 621 Brook Street be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Mills, that the petition of Georgia Worcester for Home Occupation at 571 Tisdale be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Mills, that the petition of Zella M. Herrington for Home Occupation at 510 Beech Street be returned to the City Council as this request is for the right to sell a commodity which is not permitted in a Home Occupation.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Boucher, that the petition to rezone Lot 343 Foster Farm Addition (417 N. Francis) from "B" Residence to "F" Commercial District be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lots 2, 3 and 4, Assessors Plat No. 21, also Lot 1 (except the S. 35 ft. and the N. 10 ft. of the S. 45 ft.) and entire Lots 2 and 3 of Burton Heights (Entire S. side of 1400 Block E. Grand River) from "B" Residence to "F" Commercial be GRANTED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lot 155, Adams Subdivision from "B" Residence to "F-1" Commercial District be GRANTED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone the S. 22 ft. of the E. ½ of Lot 3, Block 16, Green Oak Addition (800 Block Prospect) from "C" Two-family to "H" Light Industrial District be GRANTED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lot 16, Johnson's Addition, also Lots 13, 14, 15, 17, 18 and 19 (Entire N. side of 200 Block Woodlawn) from "C" Two-family to "D" Apartment District be GRANTED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Mills, that the petition to rezone the S. 80 ft. of Lot 5, Cowles Subdivision, also entire Lots 6, 7 and 8, Cowles Subdivision (Entire N. side of Albert Street between Cowles and Birch from "B" Residence to "F" Commercial be GRANTED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lot 12, Redwood Subdivision (1501 Redwood) from "A" Residence to "C" Two-family District be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone the E. 32 ft. of Lot 67, Excelsior Land Addition (1304 Perkins) from "B" Residence to "F" Commercial District be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Eddy, that the petition to rezone parts of or entire Lots 12 a, 13, Block 152, and Lot 3, Block 155, laid on the table.

Motion carried—7 yeas; 0 nays.

Commission adjourned at 10:45 P.M.

Respectfully submitted,

C. M. DWIGHT WOOD,

Secretary

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Nov. 2, 1945

November 2, 1945,
Engineers Office, City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:45 P.M.

ROLL CALL

Present: Commissioners Boucher, Crego, Eckert, Eddy, Leadley, Leyrer, and Mills.

Absent: Commissioners Ludwig and Oswald; Aldermen Bates, Cranmer and Padgett (Council Committee).

GENERAL ORDER

Proceedings of the regular meeting of October 4, 1945, were read and approved.

Communication from Chas. J. Opdyke was received and placed on file.

The Streets Committee recommended that the proposed plan for Devonshire Subdivision No. 2 be approved as submitted.

Moved by Commissioner Mills, supported by Commissioner Eckert, that the report of the Committee be adopted.

Motion carried—6 yeas; 0 nays.

The Streets Committee tendered their report recommending the crossing of the Grand River at Main Street and that the reverse grade between Cedar Street and Beech Street be eliminated. This would involve raising the elevation of Beech Street.

Moved by Commissioner Boucher, supported by Commissioner Eckert, that the report of the Committee be adopted.

Motion carried—6 yeas; 0 nays.

Report of the City Planning Engineer was read and placed on file.

Moved by Commissioner Boucher, supported by Commissioner Mills, that the Secretary secure the opinion of the City Attorney relative to procedure in securing permits for Home Occupation.

Motion carried—6 yeas; 0 nays.

The Chairman requested the Committee on Public Lands and Buildings to make a study of Public Library needs in the City of Lansing preparatory to discussion of this matter with the Board of Education.

Moved by Commissioner Eckert, supported by Commissioner Mills, that this Commission pass a resolution requesting the City Council to call a joint meeting of the City Council, the Park Board, the Board of Education and the City Plan Commission for the purpose of discussing the disposition to be made of the Industrial School Property.

Motion carried—7 yeas; 0 nays.

ZONING

Moved by Commissioner Leadley, supported by Commissioner Boucher, that the petition of Jennie I. Lott for home occupation at 621 Brook Street be tabled.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone Lots 1, 10, 11 and 12 Block 116 (200 Block W. Allegan) from "D" Apartment to "G" Business District be tabled.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone the W. 70 feet of the S. 99 feet of Lots 7 and 8, Block 146 (N.E. corner of Chestnut and Hillsdale) from "D" Apartment to "F" Commercial District be DENIED.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley supported by Commissioner Eckert, that the petition to rezone Lot 7, Block 9, Dodge Subdivision (900 Block W. Shiawassee) from "C" Two-family to "D" Apartment District be DENIED.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone property at 1403 W. Main Street from "B" Residence to "C" Two-family District be DENIED.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lots 29 and 30, Ellendale Subdivision (2200 Block W. Main) from "B" Residence to "H" Light Industrial District be DENIED.

Motion carried—6 yeas, 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that Lots 9, 20 and 21, Olds Park Addition (N.W. corner of Logan and Burton) be rezoned from "B" Residence to "F" Commercial District.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lots 1 and 2, Taylor's Abstract Co. Addition (N.E. corner Saginaw and Maryland) from "B" Residence to "H" Light Industrial District be DENIED.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone the north $\frac{1}{2}$ of that portion of Lot 15, Seymour Subdivision lying between May and Saginaw Streets from "B" Residence to "H" Light Industrial District be tabled.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone the south $\frac{1}{2}$ of that portion of Lot 15, Seymour Subdivision lying between May and Saginaw Streets from "B" Residence to "F" Commercial District be tabled.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the N. 350 feet of the S. 500 feet of Lot 7, Turner's Subdivision, be rezoned from "A" Residence to "H" Light Industrial District, and that the W. 100 ft. of the S. 150 ft. of Lot 7, Turner's Subdivision, be rezoned from "A" Residence to "E" Apartment Shop District.

Motion carried—6 yeas; 0 nays.

Moved by Commissioner Boucher, supported by Commissioner Eckert, that the petition to rezone the E. $\frac{1}{2}$ of the S. 2/3 of Lot 12, Block 152 (837 E. Hillsdale) from "D" Apartment to "H" Light Industrial District be DENIED.

Motion carried—5 yeas; 0 nays.

Moved by Commissioner Boucher, supported by Commissioner Eckert, that the petition to rezone Lot 3, Block 155 (832-834 E. Hillsdale) from "D" Apartment to "H" Light Industrial District be DENIED.

Motion carried—7 yeas; 0 nays.

Moved by Commissioner Boucher, supported by Commissioner Eckert, that the petition to rezone the S. 8 rods of Lot 13, and the N. 4 rods of Lots 12 and 13, Block 152 (N.W. corner of Hillsdale and River Streets) from "D" Apartment to "H" Light Industrial District be DENIED.

Motion carried—7 yeas; 0 nays.

Commission adjourned at 11:10 P.M.

Respectfully submitted,

C. M. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Dec. 6, 1945

December 6, 1945
Engineer's Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer at 7:35 P.M.

ROLL CALL

Present: Comms. Boucher, Crego, Eddy, Leadley, Leyrer, Ludwig and Mills.
Ald. Bates and Cranmer (Council Committee).

Absent: Comms. Eckert and Oswald.
Ald. Padgett (Council Committee).

GENERAL ORDER

Proceedings of the regular meeting of November 1, 1945, were read and approved.

Communication from The Christman Company relative to setbacks on major streets was received and referred to the Streets Committee.

Communication from The Christman Company relative to their property in Block 132 was received and placed on the table.

Communication from the Traffic Commission relative to pedestrian underpass at Cedar Street and Mt. Hope Avenue was received and it was moved by Commissioner Crego, supported by Commissioner Boucher, that the secretary inform the Traffic Commission that if they, the Traffic Commission, feel this underpass to be of vital importance to the safety of school children they should make such a recommendation to the City Council who are empowered to authorize its construction as a postwar project.

Motion carried: 7 yeas; 0 nays.

Petition with 33 signatures protesting the construction of any building for any

kind of business establishments on premises at 838 Sheridan Street was received.

Moved by Commissioner Crego, supported by Commissioner Boucher, that this petition be referred back to the City Council with the notation that it is the opinion of this Commission that no action can be taken as it is impossible to prohibit the construction of a building for use in keeping with the zoning classification of the property involved.

Motion carried: 7 yeas; 0 nays.

The chairman requested the Planning Engineer to supply all members of the City Council and the City Plan Commission with copies of the Zoning Area Survey dated November 7, 1945.

ZONING

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone Lots 1, 10, 11 and 12, Block 116, from "D" Apartment District to "G" Business District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone the S. $\frac{1}{2}$ of that part of Lot 15, J. Seymour's Subdivision lying between Saginaw and May Streets from "B" Residence to "F" Commercial District and the N. $\frac{1}{2}$ of said description from "B" Residence to "H" Light Industrial District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone the W. 70 ft. of the S. 99 ft. of Lots 7 and 8, Block 146 (N.E. corner of Chestnut and Hillsdale Streets) from "D" Apartment to "E" Apartment Shop District be GRANTED.

Motion carried: 6 yeas; 1 nay.

Moved by Commissioner Leadley, supported by Commissioner Crego, that the petition to rezone Lot 1, Block 2, Stebbins-Moore Replat (1401 W. Main Street) from "B" Residence to "D" Apartment District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone Lot 2, Block 2, Stebbins-Moore Replat (1403 W. Main Street) from "B" One Family to "C" Two Family District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone the E. 8 ft. of Lot 7, Entire Lot 8 and W. 6 ft. of Lot 9, Block 2, Cowles Sub. (1208 Olds Avenue), from "B" One Family to "F" Commercial District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Ludwig, that the petition to rezone Lots 1, 2, 3, 4, 5, 9, 10, 11, and 12 of Grand River Avenue Point (1500 Block Grand River Avenue and Sheridan Street), from "B" One Family to "H" Light Industrial District be Tabled.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Eddy, supported by Commissioner Leadley, that the petition to rezone the E. 27 ft. of the W. 2/3 of Lots 7 and 8, Block 94 (320 W. Ottawa Street), from "D" Apartment to "E" Apartment Shop District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone Lots 56, 57, 58, 59, 60 and 61, Banghart Sub. (2600 Block N. East Street), from "A" Residence to "F" Commercial District be GRANTED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Ludwig, that the petition to rezone Lot 5, Block 3, Elm-nurst Sub. (819 Lenore Street), from "B" One Family to "C" Two Family District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lots 4, 5, 6, 32 and 33, Assessors Plat 37 (1200 Block E. Grand River Avenue) from "F" Commercial to "B" Residence District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition to rezone Lots 3, 4, 5, 6, 7, 8 and 9 of Lyman's Add. (1800 & 1900 Blocks N. Larch Street) from "C" Two Family to "G" Business District be GRANTED "F" Commercial Zoning.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Ludwig, that the petition to rezone Lots 10, 11, 12 and 13, Lyman's Sub. of Block 3, Lyman's Add. (1900 Block N. Larch Street) from "C" Two Family to "G" Business or "F" Commercial District be GRANTED "F" Commercial Zoning.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone the S. 1/2 of Lot 14 and entire Lot 15, Otto's Add. (1228 Cleveland Street) from "B" Residence to "C" Two Family District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone Lot 28, Assessors Plat 29 (825 N. Larch Street) from "C" Two Family to "H" Light Industrial District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone Lot 8, Block 169 (312 W. Main Street) from "C" Two Family to "D" Apartment District be Tabled.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Crego, that the petition to rezone Lots 1 and 2, Taylor Abstract Company's Add. (N.E. Corner Saginaw and Maryland Streets) from "B" Residence to "G" Business District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Eddy, that the petition to rezone Lot 34, Cedar Acre Sub. (108 Rockford Road) from "B" Residence to "F" Commercial District be Tabled.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition to rezone Lot 1, Rockford Sub. (S.E. Corner of Mt. Hope and Osband) from "C" Two Family to "F" Commercial District be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Eddy, that the petition to rezone parts of Lot 7, Turner's Sub. (2300 Block N. Grand River Avenue) be GRANTED as recommended on November 1, 1945.

Motion carried: 7 yeas; 0 nays.

HOME OCCUPATION

Moved by Commissioner Leadley, supported by Commissioner Mills that the petition of Mrs. Georgia Worcester for

Home Occupation at 571 Tisdale be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition of Jennie I. Lott for Home Occupation at 621 Brooks Street be DENIED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition of R. L. Sargeant for Home Occupation at 713 N. Francis be GRANTED.

Motion carried: 7 yeas; 0 nays.

Moved by Commissioner Leadley, supported by Commissioner Mills, that the petition of Peter Johnson for Home Occupation at 1115 W. Lenawee Street be DENIED.

Motion carried: 7 yeas; 0 nays.

Commission adjourned at 11:40 P.M.

Respectfully submitted,

C. W. DWIGHT WOOD,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Dec. 20, 1945

SPECIAL MEETING

December 20, 1945,
Engineer's Office,
City Hall Annex,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order by the Chairman, Victor G. Leyrer, at 7:45 P.M.

Residence to "F" Commercial District be DENIED.

Motion carried: 6 yeas, 0 nays.

Moved by Commissioner Mills, supported by Commissioner Oswald, that the petition to rezone Lot 11, Duplex Park Addition (701 W. Mt. Hope) from "C" Two-family to "F" Commercial District be DENIED.

Motion carried: 6 yeas, 0 nays.

ROLL CALL

Present—Commissioners Boucher, Crego, Eckert, Leyrer, Mills and Oswald.

Absent: Commissioners Eddy, Leadley and Ludwig. Aldermen Bates, Cranmer and Padgett (Council Committee).

Moved by Commissioner Eckert, supported by Commissioner Mills, that the petition to rezone property at 1403 W. Main Street from "B" Residence to "C" Two-family District be DENIED.

Motion carried: 6 yeas, 0 nays.

GENERAL ORDER

The Chairman, Victor G. Leyrer, appointed Commissioner Eckert and Dwight Wood, Engineer as members of the Industrial School Property Study Committee.

Moved by Commissioner Boucher supported by Commissioner Ecker, that the secretary advise Mr. Harry Conrad of the Christman Company that this Commission expects to make a recommendation to the City Council relative to River Street property between Kalamazoo and Main Streets at its regular meeting on January 3, 1946, and if he desires again to be heard concerning this matter he will have the opportunity at that time.

Motion carried: 6 yeas, 0 nays.

Moved by Commissioner Crego, supported by Commissioner Mills, that the petition to rezone Lots 242, 243 and 244, Leslie Park Subdivision (S.W. corner Michigan and Magnolia) from "F" Commercial to "H" Light Industrial District be DENIED.

Motion carried: 6 yeas, 0 nays.

Moved by Commissioner Eckert, supported by Commissioner Oswald, that the petition to rezone Lot 7 and parts of Lots 9 and 10, Block 12, South Park Addition (1800 Block S. Washington Avenue) from "H" Light Industrial to "T" Heavy Industrial District be DENIED.

Motion carried: 6 yeas, 0 nays.

ZONING

Moved by Commissioner Boucher, supported by Commissioner Oswald, that the petition to rezone Lot 30, Cedar Acres Subdivision (108 Rockford Road) from "B"

Commission adjourned at 9:40 P.M.

Respectively submitted,

C. M. DWIGHT WOOD,
Secretary.